

MCP-Chair

From: Mac Mir <infomacmir@gmail.com>
Sent: Wednesday, July 29, 2020 10:26 AM
To: MCP-Chair; OZAH@montgomerycountymd.gov
Cc: Tesfaye, Elsabett; Pereira, Sandra; Weaver, Richard
Subject: Spectrum
Attachments: 9600 River Road Objection Letter.pdf

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Please see attached letter.

Thank you,
Maqsood H. Mir

Gentlemen:

My name is Maqsood H. Mir. My wife is Ruby R. Mir. We are the owners of 9600 River Road. My phone number is 2402819804. We purchased this property in 1998, and we intend to keep this property.

My wife and I are in our sixties and we have lived here off and on over the last twenty years. For the last several years, our daughter has been living here with her husband and her three young children. The children go to neighborhood schools.

My wife has been very ill lately, so it has not been possible for me to actively participate in any hearings. I have been following the developments, and, in future, I intend to more aggressively participate either personally or through counsel.

My house is directly across the proposed development. In fact, mine is the only house on the other side of River Road that shares the entire frontage directly across the development. If one approaches my house from either side of River Road, there is a dip. From that dip, one can turn in either towards my driveway or towards what is now the nursery. If you were to exit my house, there is traffic coming from both sides. The incoming cars cannot see you and you cannot see the incoming cars. That is particularly true for the traffic coming from the right side. One has to quickly pop out on River Road to avoid being hit by an incoming automobile. Similarly, when you are driving from River Road, and making a left turn into my driveway, you have to come to a dead stop, so the traffic coming from the other side of River Road clears. While you are stopped, the traffic behind you has to stop. But, the cars coming from behind cannot see a stopped car. So, that in itself is very dangerous.

The school bus that picks up my grandchildren also stops in front of our gate. While it is picking up our children, traffic from both sides has to stop, but the stopping distance and the visual distance is very limited.

Thus, given the location of my home, given the proximity to the development, given the flow of the traffic, and given the humps on the road particularly on one side, any development will have a greater impact on me than on anyone else.

This development has a major impact on the safety of our lives. We turn in and out of the driveway all day long. School buses routinely pick up and drop off our children on any standard school day.

There is no one who has a greater interest in this new development than us. Any impact analysis about safety and about traffic has to do more with us than with anybody else in the neighborhood.

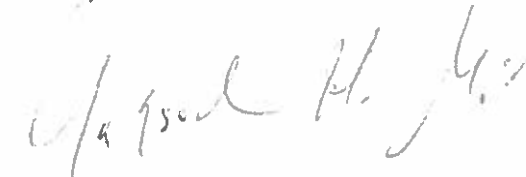
Right now, we have a nursery at that location. It is business that attracts shoppers. It is open only during certain hours. The kind of development that is being proposed is a residential development for the elderly, the sick, the handicapped, and for those who need assistance. In such a development, vans for elderly and handicapped citizens, ambulances for those who become ill on a regular basis and other emergency response vehicles would be coming on a regular basis at all hours of day and night.

All of this traffic poses a significant challenge for us. Not only would it have a significant impact on the safety of my family and on the safety of my children, it also has a financial impact. As one exits my house, it may become imperative for the county to level the hump on River Road from the right. That way, one can see an ambulance or any other emergency response vehicle coming to the new proposed facility. Similarly, if my grandchildren are waiting for a school bus that is slowing down or stopped to pick up a child, incoming emergency vehicles pose a great threat. Incoming emergency vehicles will not be able to see a stopped school bus. In such a scenario, there is not much a driver of a sitting school bus can do to avert an imminent crash.

Perhaps, the county could shave off the hump and that would increase the line of vision of the incoming emergency vehicles. I would also have to move my driveway to give greater distance and greater response time to the driver of an emergency vehicle.

A nursery is relatively benign. It attracts shoppers. One almost never sees an ambulance. A senior residential facility makes a quantum leap. Such a facility will have a great impact on the safety and welfare of my family. Therefore, I will be strongly opposed to any such facility.

Thanks,

A handwritten signature in black ink, appearing to read "Maqsood H. Mir". The signature is written in a cursive style with some loops and flourishes.

Maqsood H. Mir.